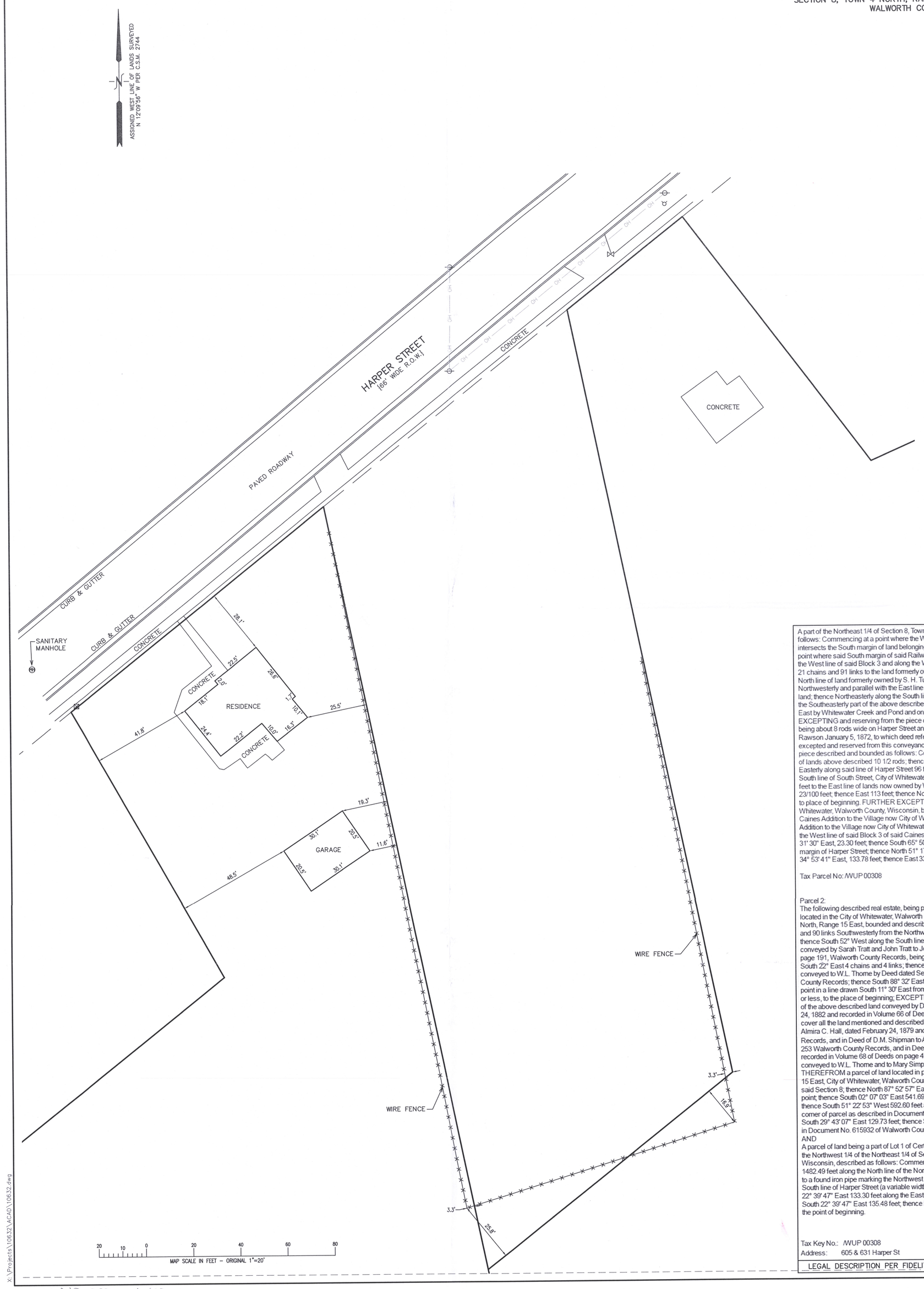
PLAT OF SURVEY

LOCATED IN PART OF THE NE, SE, NW, AND SW 1/4 OF THE NE 1/4 OF SECTION 8, TOWN 4 NORTH, RANGE 15 EAST, CITY OF WHITEWATER, WALWORTH COUNTY, WISCONSIN



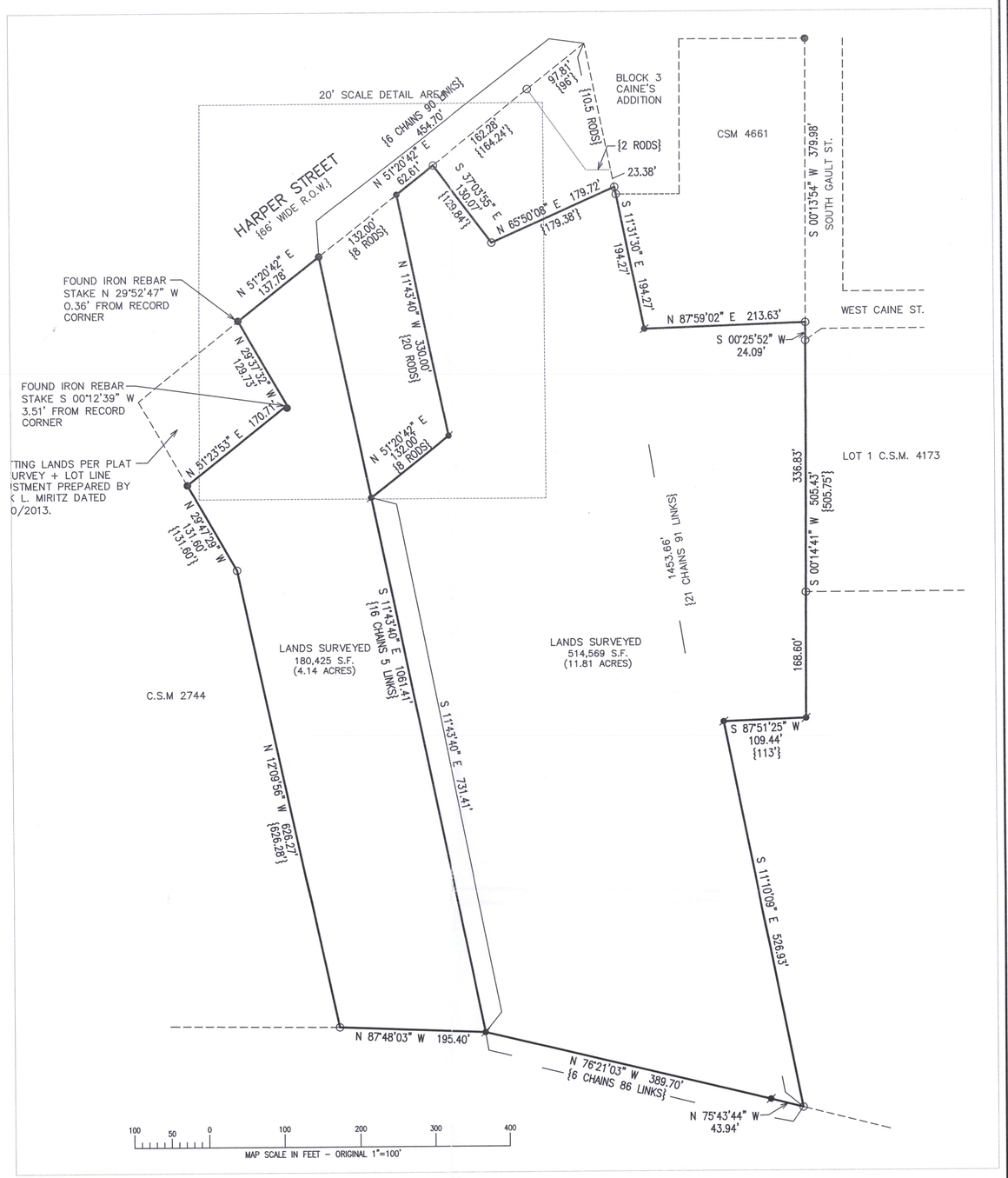
A part of the Northeast 1/4 of Section 8, Town 4 North, Range 15 East, Walworth County, Wisconsin and bounded as follows: Commencing at a point where the West line of Block 3 of Caines Addition to the Village now City of Whitewater intersects the South margin of land belonging to the C.M. & St. Paul R.R. Co. being about 12 chains Southwesterly from the point where said South margin of said Railway lands crosses the North line of said Section 8; thence Southeasterly along the West line of said Block 3 and along the Westerly line of land formerly belonging to the estate of E.R. Caine, deceased, 21 chains and 91 links to the land formerly owned by Charles Densmore; thence West along Densmore's North line and the North line of land formerly owned by S. H. Tuttle 6 chains and 86 links to land formerly owned by Joseph Hall; thence Northwesterly and parallel with the East line of the land (the line first herein described) to the South margin of said Railway land; thence Northeasterly along the South line of said Railway land to the place of beginning. ALSO a piece of land joining the Southeasterly part of the above described piece and bounded on the South by Densmore's said North line and on the East by Whitewater Creek and Pond and on the North by said Pond and by land formerly owned by E.R. Caine; EXCEPTING and reserving from the piece of land first above described about one acre of the Northwest corner thereof being about 8 rods wide on Harper Street and about 20 rods long and being the land deeded by Emory Rawson to J.M. Rawson January 5, 1872, to which deed reference is hereby made for more definite description of this piece of land, excepted and reserved from this conveyance, also a piece of land out of the Northeast corner of first above described piece described and bounded as follows: Commencing at the South margin of Harper Street running Southerly on East line of lands above described 10 1/2 rods; thence due West 2 rods; thence Northerly to the South line of Harper Street; thence Easterly along said line of Harper Street 96 feet to place of beginning. ALSO the following: Commencing at a point in the South line of South Street, City of Whitewater, 30 feet West of the East line of Gault Street; continued thence West 238 1/2 feet to the East line of lands now owned by W.F. Wolf; thence Southeasterly along the East line of said Wolf's lands 536 23/100 feet; thence East 113 feet; thence North 505 3/4 feet on a line with the West line of Gault Street; thence Northeasterly to place of beginning. FURTHER EXCEPTING Part of the Northeast 1/4 of Section 8, Town 4 North, Range 15 East, City of Whitewater, Walworth County, Wisconsin, bounded and described as follows: Commencing at the Northwest corner of Caines Addition to the Village now City of Whitewater, said point being the intersection of the West line of Block 3 of Caines Addition to the Village now City of Whitewater, and the South margin of Harper Street; thence South 11° 31' 30" East along the West line of said Block 3 of said Caines Addition, 173.25 feet to the true point of beginning; thence continuing South 11° 31' 30" East, 23.30 feet; thence South 65° 50' 25" West, 179.38 feet; thence North 37° 18' 15" West, 129.84 feet to the South margin of Harper Street; thence North 51° 17' 45" East along the South margin of Harper Street, 164.24 feet; thence South 34° 53' 41" East, 133.78 feet; thence East 33.00 feet to the point of beginning.

Tax Parcel No: /WUP 00308

Parcel 2:
The following described real estate, being part of the Northeast 1/4 of Section 8, Town 4 North, Range 15 East, located in the City of Whitewater, Walworth County, Wisconsin, to-wit: That part of the Northeast 1/4 of Section 8, Town 4 North, Range 15 East, bounded and described as follows: Beginning at a point in the South line of Harper Street 6 chains and 90 links Southwesterly from the Northwest corner of Caine's Addition to the Village, now City of Whitewater; running thence South 52° West along the South line of Harper Street 4 chains and 16 links to the Northwest corner of land conveyed by Sarah Tratt and John Tratt to Joseph Hall by Deed dated May 5, 1866, and recorded in Volume 41 of Deeds on page 191, Walworth County Records, being also the Northeast corner of land formerly owned by John Graham; thence South 22° East 4 chains and 4 links; thence South 11° 30' East 9 chains and 64 links more or less, to the North line of land conveyed to W.L. Thorne by Deed dated September 25, 1913 and recorded in Volume 137 of Deeds on page 60, Walworth County Records; thence South 88° 32' East along the North line of said W.L. Thorne's land 195.4 feet, more or less to a point in a line drawn South 11° 30' East from the point of beginning; thence North 11° 30' West 16 chains and 5 links, more or less, to the place of beginning, EXCEPTING THEREFROM that certain piece or parcel of land in the Northwest corner of the above described land conveyed by Deed of S.J. King and W.M. King, her husband to Mary Simpson dated October 24, 1882 and recorded in Volume 66 of Deeds, page 486, Walworth County Records; intending hereby to describe and cover all the land mentioned and described from J.M. Evans, administrator of the estate of Joseph Hall, deceased, to Almira C. Hall, dated February 24, 1879 and recorded in Volume 62 of Deeds, page 112, 113, and 114, Walworth County Records, and in Deed of D.M. Shipman to Almira C. Hall, dated January 16, 1880, recorded in Volume 58 of Deeds on page 253 Walworth County Records, and in Deed of S.J. King and W.M. King, her husband to W.W. Hall, dated October 24, 1882 recorded in Volume 68 of Deeds on page 455, Walworth County Records; EXCEPTING THEREFROM the lands conveyed to W.L. Thorne and to Mary Simpson by Deeds hereinbefore mentioned; FURTHER EXCEPTING THEREFROM a parcel of land located in part of the Northwest 1/4 of the Northeast 1/4 of Section 8, Town 4 North, Range 15 East, City of Whitewater, Walworth County, Wisconsin, described as follows: Commencing at the North 1/4 corner of said Section 8; thence North 87° 52' 57" East 1482.49 feet along the North line of the Northeast 1/4 of said Section 8 to a point; thence South 02° 07' 03" East 541.69 feet to a found iron pipe marking the Northwest corner of Caine's Addition; thence South 51° 22' 53" West 592.60 feet along the South line of Harper Street (a variable width road) to the Northeast corner of parcel as described in Document No. 615932 of Walworth County Records and the point of beginning; thence South 29° 43' 07" East 129.73 feet; thence South 51° 22' 53" West 54.94 feet to the Southeast corner of parcel as described in Document No. 615932 of Walworth County Records; thence North 08° 16' 50" West 148.50 feet to the point of beginning. AND
A parcel of land being a part of Lot 1 of Certified Survey Map No. 2744 recorded as Document No. 337364 located in part of the Northwest 1/4 of the Northeast 1/4 of Section 8, Town 4 North, Range 15 East, City of Whitewater, Walworth County, Wisconsin, described as follows: Commence at the North 1/4 corner of said Section 8; thence North 87° 52' 57" East 1482.49 feet along the North line of the Northeast 1/4 of said Section 8 to a point; thence South 02° 07' 03" East 541.69 feet to a found iron pipe marking the Northwest corner of Caines Addition; thence South 51° 22' 53" West 729.90 feet along the South line of Harper Street (a variable width road) to the Northeast corner of Certified Survey Map No. 2744; thence South 22° 39' 47" East 133.30 feet along the East line of said Certified Survey Map to the point of beginning; thence continue South 22° 39' 47" East 135.48 feet; thence North 29° 43' 07" West 131.85 feet; thence North 51° 22' 53" East 16.84 feet to the point of beginning.

Tax Key No.: /WUP 00308 /WUP 00305
Address: 605 & 631 Harper St

LEGAL DESCRIPTION PER FIDELITY LAND TITLE, LTD. FILE NUMBER 56641 DATED 3/17/2022



LEGEND

- ○ = FOUND IRON PIPE STAKE
- ● = FOUND IRON REBAR STAKE
- ◪ = SET IRON REBAR STAKE
- ⊠ = TELEPHONE BOX
- ☿ = HYDRANT
- OH = OVERHEAD WIRE
- ⊖ = UTILITY POLE
- ⋈ = WATER VALVE
- {XXX} = RECORDED AS

RECEIVED
MAY 13 2022
By

NOTE: COPIES OF THIS MAP TO WHICH THE FOLLOWING CERTIFICATE WILL APPLY SHOW THE SURVEYOR'S ORIGINAL SEAL AND SIGNATURE IN RED INK. COPIES BY ANY OTHER MEANS MAY HAVE ALTERATIONS WHICH DO NOT REPRESENT THE SURVEYOR'S WORK PRODUCT.

I HEREBY CERTIFY THAT THE ABOVE DESCRIBED PROPERTY HAS BEEN SURVEYED UNDER MY DIRECTION AND THAT THE ABOVE MAP IS A TRUE REPRESENTATION THEREOF AND SHOWS THE SIZE AND LOCATION OF THE PROPERTY AND ITS EXTERIOR BOUNDARIES. THIS SURVEY IS MADE FOR THE USE OF THE PRESENT OWNERS OF THE PROPERTY, AND ALSO THOSE WHO PURCHASE, MORTGAGE, OR GUARANTEE THE TITLE THERETO WITHIN ONE YEAR FROM THE DATE HEREOF.

DATED: 04/07/2022

CHRISTOPHER A. HODGES P.L.S. 2760

WISCONSIN — CHRISTOPHER A. HODGES — 2760 — PALMYRA WIS. — LAND SURVEYOR

PLAT OF SURVEY
605 & 631 WEST HARPER STREET
WHITEWATER, WISCONSIN

– WORK ORDERED BY –
JON MARSHALL / TINCHER REALTY, INC.
532 WEST MAIN STREET
WHITEWATER, WISCONSIN 53190

FARRIS, HANSEN & ASSOCIATES, INC.
ENGINEERING – ARCHITECTURE – SURVEYING
7 RIDGWAY COURT P.O. BOX 437
ELKHORN, WISCONSIN 53121
OFFICE: (262) 723-2098 FAX: (262) 723-5886

REVISIONS

PROJECT NO. 10632
DATE 04/07/2022
SHEET NO. 1 OF 1

X:\Projects\10632\ACAD\10632.dwg

/WUP-308 /WUP-305

010-1110